

**MINUTES
COLUMBUS PLAN COMMISSION MEETING
DECEMBER 7TH, 2005 AT 4:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL
123 WASHINGTON STREET
COLUMBUS, INDIANA**

Members Present: Dave Fisher (President), Jack Heaton, John Hatter, Pat Zeigler, Rick Colglazier, Tom King, David Bonnell, Steve Ruble, Mark Gerstle and Tom Finke (County Plan Commission liaison).

Members Absent: Joan Tupin-Crites and Rob Kittle.

Staff Present: Jeff Bergman, Sondra Bohn, Laura Thayer, Thom Weintraut, Heather Pope and Alan Whitted (Deputy City Attorney).

CONSENT AGENDA

Minutes of the October 5, 2005 meeting.

Motion: Mr. Bonnell made a motion to approve the October 5, 2005 minutes. Ms. Zeigler seconded the motion and it carried unanimously by voice vote.

Minutes of the December 2, 2005 meeting.

Motion: Mr. Ruble made a motion to approve the December 7, 2005 minutes. Mr. Gerstle seconded the motion and it carried unanimously by voice vote.

CONTINUED ITEMS

Mr. Fisher stated that Shadow Creek Farms/Beazer Homes has requested a continuance for PP-05-04 & PUDF 05-08 until the February 2006 meeting. Type in Mr. Fisher's remarks from tape.

PUDF-05-08: SHADOW CREEK FARMS, SECTION 4 – is a request by Crossman Community Partners/Beazer Homes for approval of a Final PUD Plan for Section 4 of Shadow Creek Farms. The property consists of 54.94 acres and is located on the County Road 200 South and County Road 150 West in the City of Columbus.

Motion: Ms. made a motion to continue PUDF-05-08 to the February 2006 meeting. Mr. Bonnell seconded the motion and it carried with a vote of 9-0

PP-05-04: SHADOW CREEK FARMS SECTION 4 MAJOR SUBDIVISION – is a request by Crossman Community Partners/Beazer Homes to subdivide 54.94 acres into 143 lots. The property is located on the southwest corner of County Road 200 South and County Road 150 West in the City of Columbus.

Motion: Mr. Bonnell made a motion to continue PP-05-04 to the December 2005 meeting. Ms. Tupin-Crites seconded the motion and it carried with a vote of 10-0.

Mr. Fisher read a letter from Curt & Michelle Aton requesting a continuance for RZ-05-10 to the December 2005 meeting.

RZ-05-10: CURT AND MICHELLE ATON – is a request by Curt and Michelle Aton to rezone two lots from R-4 (Single Family Residential) to B-1 (Neighborhood Business). The property is located at 1207 and 1225 Central Avenue (east side of Central Avenue between 12th and 13th Streets) in the City of Columbus.

Motion: Ms. Zeigler made a motion to continue RZ-05-10 to the December 2005 meeting. Mr. Gerstle seconded the motion and it carried with a vote of 10-0.

PUD-05-11: WAL-MART (CREEKVIEW) MAJOR MODIFICATION – is a request by Wal-Mart for a major modification to a PUD (Planned Unit Development) to allow expansion of the outdoor display area. The property is located at 735 Whitfield Drive in the City of Columbus.

OLD BUSINESS REQUIRING COMMISSION ACTION

SU-05-17: EAST COLUMBUS SEPARATE BAPTIST CHURCH – is a request by East Columbus Separate Baptist Church to rezone a property of 0.53 acres from B-5 (General Business) to SU-1 (Churches) in order to build a parking lot and a fellowship hall addition. The property is located at 452 South Mapleton Street in the City of Columbus.

Ms. Thayer presented the background information on this request.

Mr. E.R. Gray with E.R. Gary & Associates and Mr. Michael Black, liaison from the church, represented the petitioners.

Mr. Gray stated they would delete the non-compliant parking spaces as staff had recommended. He stated they had worked with a Landscape Architect and the new plan had been given to staff for review. He stated that it met the requirements of the Landscape Ordinance and a buffer would be installed on the west side of the building.

Mr. Black stated there are floodlights currently located on the north and south sides of the building. He stated there had been discussion regarding some additional pole lighting in the seven to nine feet high range on the south end of the lot. Mr. Black stated that they would meet the City requirements for lighting.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Mr. Colglazier asked if the proposed elevation of the lighting would disturb the neighbors. Mr. Black stated that the lighting would be turned on only on the nights when there is an event. There would be no security lights that would stay on all the time.

Mr. Bergman stated this request should be forwarded to the City Council with a favorable recommendation, subject to the following condition: Any proposed additional exterior lighting shall be shown on the site plan and shall make use of directional lighting fixtures, which will shield the adjacent residential area.

Motion: Mr. Bonnell made a motion to forward this request to the City Council with a favorable recommendation, subject to the following condition: Any proposed additional exterior lighting shall be shown on the site plan and shall make use of directional lighting fixtures, which will shield the adjacent residential area. Mr. Colglazier seconded the motion and it carried with a vote of 10-0.

PP-05-03: 8th REPLAT OF WHITFIELD COMMERCIAL CENTER MAJOR SUBDIVISION— is a request by MEDCOM to create two lots totaling 2.94 acres. The property is located at the southeast corner of the intersection of Tenth Street and Schnier Drive in the City of Columbus.

Mr. Thom Weintraut presented the staff report on this request.

Mr. Orwic Johnson with Columbus Surveying & Engineering and Dr. Joe Sheehy represented the petitioner.

Mr. Ed Curtin with the Columbus Park & Recreation Department represented the Park Department. He stated there is a plan to install the People Trails along the 10th Street corridor. He stated it was part of an application that was submitted to INDOT a few years ago and partial funding was obtained for the project. Mr. Curtin stated that the intent is to connect the 10th Street area to the Haw Creek Trails that now exist.

Mr. Johnson stated that this is the eighth replat in this subdivision. He stated sidewalks have not been required seven times in the past and this is the first time the issue has been raised. Mr. Johnson stated that consistency is important when it comes to development and installing sidewalks. Mr. Johnson stated this is an extra lot that MEDCOM wants to develop and sell. He stated that a segment of sidewalk on 10th Street would not benefit the petitioner or the community.

Dr. Sheehy stated that his office building has been there for fifteen years and there is no evidence of any pedestrians that walk in this area. He stated they would be willing to work with the Parks Department to bring the People Trail inside the landscaping as opposed to have it located next to the road. He stated it would not be in the best interest of anyone to have sidewalks on 10th Street at this time.

Mr. Colglazier asked if 8-foot sidewalks could be installed at the time, rather than tear the sidewalks out when the People Trails would be constructed. Mr. Curtin stated in the past they have worked with the property owner and have paid the additional cost for the extra 3 feet of sidewalk when installed, as opposed to doing it after the fact.

Ms. Zeigler asked how much of a grassy area would be left if 8-foot sidewalks were installed. Mr. Weintraut stated there would be 5-6 feet of grass between the curb and the sidewalk.

Mr. Fisher opened the meeting to the public.

Mr. Bob Petry stated he would like to purchase one of the lots and did not feel that the sidewalks were necessary until the People Trails were installed.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated this request was different from the previous replats in the subdivision. He stated that this is a major subdivision that was platted before the sidewalk ordinance was established. Since that time, there has been seven occasions when existing lot lines within the subdivision have been moved. Mr. Bergman stated that none of those types of requests would trigger the sidewalk requirements in the Subdivision Control Ordinance. He stated the difference with this request is that a new lot is now being created.

Dr. Sheehy stated that the sale of the lot was in jeopardy if sidewalks were required.

Mr. Fisher stated he was in favor of the People Trails system and supported installing sidewalks in the community. Mr. Fisher stated this is the eighth time this subdivision had changed and this is the first time sidewalks have been required. He stated consistency was important at this site and was in favor of granting relief from sidewalks.

Mr. Ruble stated when the Ordinance was adopted it was the City Council's intention that anytime additional development takes place sidewalks should be installed to enhance the pedestrian system. He stated this request is within 300 feet of a connection to an existing sidewalk to a major commercial area. Mr. Ruble stated that sidewalks should be installed at this site.

Mr. Colglazier stated that the People Trails is regarded as an asset to the community and ties into the sidewalk system.

Mr. Bergman stated that there has been concern regarding installation of partial sidewalks that do not link to any other sidewalk systems. He stated the People Trail system is a part of that answer and there have been considerable connections made within the community. Mr. Bergman stated that the establishment of the MPO has cleared access to federal funding for all types of transportation projects. He stated there are also other block grants available to complete sidewalk systems.

Mr. Kittle stated that when issues come before the City Council there are other factors that play into the decision making process. He stated City Council has the ability to make decisions to allow some leeway. Mr. Kittle stated this was a development that had been there for a number of years. He questioned whether it was reasonable to require this petitioner to install sidewalks, as they have not been required in the past.

Mr. Bergman stated that staff would recommend that sidewalks be required. He stated that the installation of sidewalks would be of benefit to the community. He would recommend that the ordinance be followed.

Motion: Mr. Bonnell made a motion to approve this request and to grant relief from installing sidewalks on 10th Street and Schnier Drive. Mr. King seconded the motion and it carried with a vote of 7-3 with Mr. Colglazier, Ms. Zeigler and Mr. Ruble being the nay votes.

NEW BUSINESS REQUIRING COMMISSION ACTION

MP-05-12: HUMANE SOCIETY MINOR SUBDIVISION – is a request by the Bartholomew County Humane Society to create one 10 acre lot and a parent tract remainder of 29.46 acres. The property is located at the southwest corner of the intersection of County Roads 200 South and 250 East in Columbus Township.

Mr. Thom Weintraut presented the staff report on this request.

Mr. Scott Crowder with Crowder & Darnell and Cheryl Zuckschwerdt represented the petitioner.

Mr. Crowder stated that this petition was one mile from the nearest city boundaries and the only house in the area was on the south side of the road and located across the street from the current Humane Society.

Mr. Fisher opened the meeting to the public.

Mr. William Stiener expressed concern about the drainage not being adequate and potential flooding to the south.

Mr. Crowder stated there was a ditch installed going north on the northwest corner. He stated that there are tiles that run north and come out to the west side of the property.

Mr. Bergman asked Mr. Crowder if he knew the location of the field tiles. Mr. Crowder stated no. Mr. Bergman asked if the location of the building would alter the drainage at this site. Mr. Crowder stated that the building was north of the railroad right-of-way, which is on the north half of Lot 1. Mr. Crowder stated the tiles were not located on Lot 1.

Mr. Stiener stated the he knew where all the tiles were located. He expressed concern about repairing the tiles that were broken during the construction.

Mr. Fisher closed the meeting to the public.

Mr. Kittle asked if a drainage plan should be submitted to the City Engineer's Office.

Mr. Ruble stated if there are concerns about drainage in the area the petitioner should submit a drainage plan for review. He stated this would show what method they would be using to protect the tiles in the area. Ms. Zuckschwerdt stated that the Humane Society would submit a drainage plan for review.

Mr. Bergman stated that this request has been before the Plan Commission not long ago. He stated that during the time it has taken for other issues to be resolved the previous approval has expired. Mr. Bergman stated that he would recommend approval and relief from sidewalks with the following condition: A drainage plan shall be submitted to the City Engineer's office showing the location of the building and any subsurface drainage.

Motion: Mr. Bonnell made a motion to approve this request with staff comment and relief from sidewalks with the following condition: A drainage plan shall be submitted to the City

Engineer's office showing the location of the building and any subsurface drainage. The plan shall provide mitigation plan in the event the building is placed upon any drain tiles. Mr. Gerstle seconded the motion and it carried with a vote of 10-0.

DISCUSSION ITEMS

Mr. Steve Ruble, Ms. Joan Tupin-Crites and Mr. John Hatter volunteered to be on the Nominating Committee for 2006 Plan Commission Officers. They will report at the December 2005 meeting.

Mr. Bergman stated he asked Tim Coriden, City Attorney to review the process for approval of the fee schedule. Mr. Coriden has stated the Planning Department is a City Department even though some responsibilities are shared with the County and the Joint District. The fees that are set by the Planning Department should be approved by Ordinance. Mr. Bergman stated that the fee schedule in 2006 would be in ordinance form. He stated that the intention is to develop a fee schedule and then have discussion with the City and County Plan Commissions. It would then be submitted to the City Council for adoption.

REPORTS & RECOMMENDATIONS

None

DIRECTOR'S REPORT

Mr. Bergman reported that at the City Council meeting on November 1, 2005 the request by Beazer Homes was approved. He stated that on November 17 & 18, 2005 the Fall Conference for the Indiana Planning Association will be held in Bloomington, Indiana. A number of staff members will be attending.

Mr. Fisher encouraged the Plan Commission members to attend an Ordinance rewrite scheduled meeting that has been arranged by the Planning Department in City Hall on November 14, 2005 at 2:00 p.m.

LIAISON REPORTS

Written reports were received and discussed.

ADJOURNMENT: 5:50 P.M.

David L. Fisher, President

Steve T. Ruble, Secretary

